

Silver Firs II Board Meeting Minutes January 22, 2007

Date: January 22, 2007

Location: Fire Station #13, Puget Park Drive

Board Members in Attendance: Twila Schamer, Leonard Ross, Erin Thomsen, Roger Grayson, Tom Hobbs

CWD Group: Julie Gray

Homeowners in Attendance: Ann Wilkins, Tom Haller, Casey Holman, Loralynn Wilbur, Kathy Thomas, Guenther Bock, Clelia Bock

6:05 p.m. Meeting called to order by Twila Schamer.

Management Contract: The board is still in discussion regarding a possible change in management companies and is not ready to make a change at this time. CWD provided a new management contract to Twila for review.

Finance Report

- Year end financial figures were not available as of the meeting date.
- Unofficial figures show a reserve balance of approximately \$102,972.00.
- The Mondo Pond cleanup project is being paid from reserves in January and is not reflected in the above figure.
- The big tree project between Canterbury and Canterbury Heights will most likely be paid from reserves as well this year. Our arborist is looking at ways to save the association money so that the financial impact may not be as severe as originally thought. More information is to come, and another homeowner meeting will be held.
- Delinquencies
 - **Motion:** A motion was made and unanimously passed at an Executive Board meeting on January 13 to allow the association's attorney to continue to work towards a resolution for the full amount owed by a homeowner. The homeowner is contesting the full lien amount of \$11,000 resulting from non payment of assessments and rules violation fees.
 - Two board members will speak with a delinquent homeowner to develop a payment plan to recover approximately \$3,500 in fees and a plan to bring house up to compliance.
- The current treasurer has resigned. Twila will assume this position until a new treasurer is found.

Communications Committee Report

- November's meeting minutes were approved by e-mail.

- Twila would like to send a mass e-mail to all homeowners listing all open committee positions. This information would also be posted on the front page of our website.
- Welcoming Committee
 - The Welcoming Committee has been developed as a Communications sub-committee to provide new homeowners with information about living in Silver Firs II.
 - Possible information to provide: List of Silver Firs II rules; Yard care tips; FAQ about Silver Firs II; Community Resources; and possibly a small welcome gift with coupons donated by local merchants.

Operations Committee

- Tom Hobbs volunteered to chair the Operations Committee.
- Staining common side of fences.
 - The staining needs to be done after pressure washing this summer.
 - Letters will be sent to homeowners with perimeter fences along 148th and Puget Park Drive informing them that fences need to be repaired and in good condition before the pressure washing and staining takes place.
 - Homeowners will be given adequate notice to have fences repaired.
- A homeowner mentioned that the ACC request is hard to find on the website. Twila/board will find out about having the ACC request link moved to the front page of the website.
- A homeowner asked if the main Silver Firs entrance sign will be painted. This is scheduled to be done in the summer as well.
- Erosion issue by the soccer field: The board tabled this until the next meeting as the homeowner's temporary fix seems to be working. The board will need to work with the homeowner in the spring to come up with a permanent solution.
- Soccer Field damage: Cars were driven onto the soccer field causing damage to the grass and leaving large ruts in the ground. Total will fill these holes with a 70/30 sand/soil mix and lay sod to fix.
- The board and homeowners discussed ways to prevent further damage to the field, as this is a recurring event. Some ideas discussed were: sensor lights, which would be motion activated; shrubs/trees; bollards with chains. We need a volunteer to get bids for the bollards.
- Scarborough tot lot is flooded. Roger will put up a closed sign and caution tape. He will also check to see if a clogged drain has caused the flooding.
- The trail at the end of 52nd Ave SE has been washed away. A homeowner reported this and said that this has happened in previous years as well. We need to get a bid from Total for a permanent fix – perhaps a French Drain.

Landscape Committee

- Roger Grayson volunteered to chair the Landscape Committee.
- A Tree Committee was formed as a sub-committee of the Landscape committee which will also be chaired by Roger. This committee will handle all dangerous tree reports and oversee the tree removal process.
- Tree/Logging Project.
 - The board has met with an arborist who is developing a plan to remove the dangerous trees. A homeowner meeting will be held for homeowners in the affected areas before trees are removed.

- The board has decided not to survey homeowner's lots between Canterbury and Canterbury Heights. Homeowners will be responsible for providing proof that trees in question are not on their lots.
- The arborist/landscape committee will be checking trees which have been reported.
- A new process for reporting dangerous trees is being developed. Trees will be reported to a volunteer rather than CWD.
- **Motion:** The board previously passed a motion unanimously for Total to remove some dangerous trees for \$2525.
- Total removed some additional dangerous trees without prior approval, which the association will not pay for.
- **Motion:** A motion was unanimously passed to create an ad-hoc tree committee consisting of homeowners Ann Wilkins, Tom Haller, Casey Holman, and Cindy Clinton. These homeowners have been adversely affected by Everett School District tree cutting at the site of the new elementary school.
 - The school district informed these homeowners that they would leave a 100 foot buffer of trees, including 50 feet on association property.
 - The school district did not leave this and as a result, trees fell during the December 14 windstorm, damaging several homes in the area and leaving other homes very vulnerable.
 - The ad-hoc committee will work with the board, our arborist, our attorney, and the school district for a resolution and also to ensure that other homes are not endangered.
 - This committee will meet on Monday, January 29, 2007 with Twila and the arborist to discuss. Twila will then meet with our attorney.

Rules/ACC

- Rules
 - There are 25 open violations. A homeowner was fined for having their boat on the street.
- ACC
 - A homeowner built a wire mesh fence without approval. They have been notified to remove the fence.
 - A homeowner requested to put up a chain link/wood fence. Because the fence is along a greenbelt and not visible to neighbors, the variance was granted.

General Board Business

- A homeowner volunteered to be the new volunteer coordinator.
- A homeowner mentioned that the county will have a street sweeper come out if homeowners request it.

Meeting adjourned at 8:45 p.m.